

Executive Summary Report

Appraisal Date 1/1/2000 - 2000 Assessment Roll

Area Name / Number: White Center / 77

Previous Physical Inspection: 1990

Sales - Improved Summary:

Number of Sales: 552

Range of Sale Dates: 1/98 - 12/99

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
1999 Value	\$41,500	\$85,800	\$127,300	\$145,000	87.8%	16.44%
2000 Value	\$53,500	\$91,500	\$145,000	\$145,000	100.0%	12.95%
Change	+\$12,000	+\$5,700	+\$17,700		+12.2%	-3.49%
% Change	+28.9%	+6.6%	+13.9%		+13.9%	-21.23%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -3.49% and -21.23% actually represent an improvement.

Sales used in Analysis: All improved sales that were verified as to indicate full market value were included in the analysis. Multiple parcel sales as well as properties that were remodeled after their purchase were not included in the analysis of this report. This analysis excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
1999 Value	\$42,400	\$88,900	\$131,300
2000 Value	\$54,100	\$92,300	\$146,400
Percent Change	+27.6%	+3.8%	+11.5%

Number of improved Parcels in the Population: 4,317

The population summary above excludes parcels in which the assessor records did not reflect a remodel that occurred since the last physical inspection. New houses just added to the 2000 assessment year roll but not on the 1999 assessment roll year were also excluded. These parcels do not reflect accurate percent change figures for the overall population.

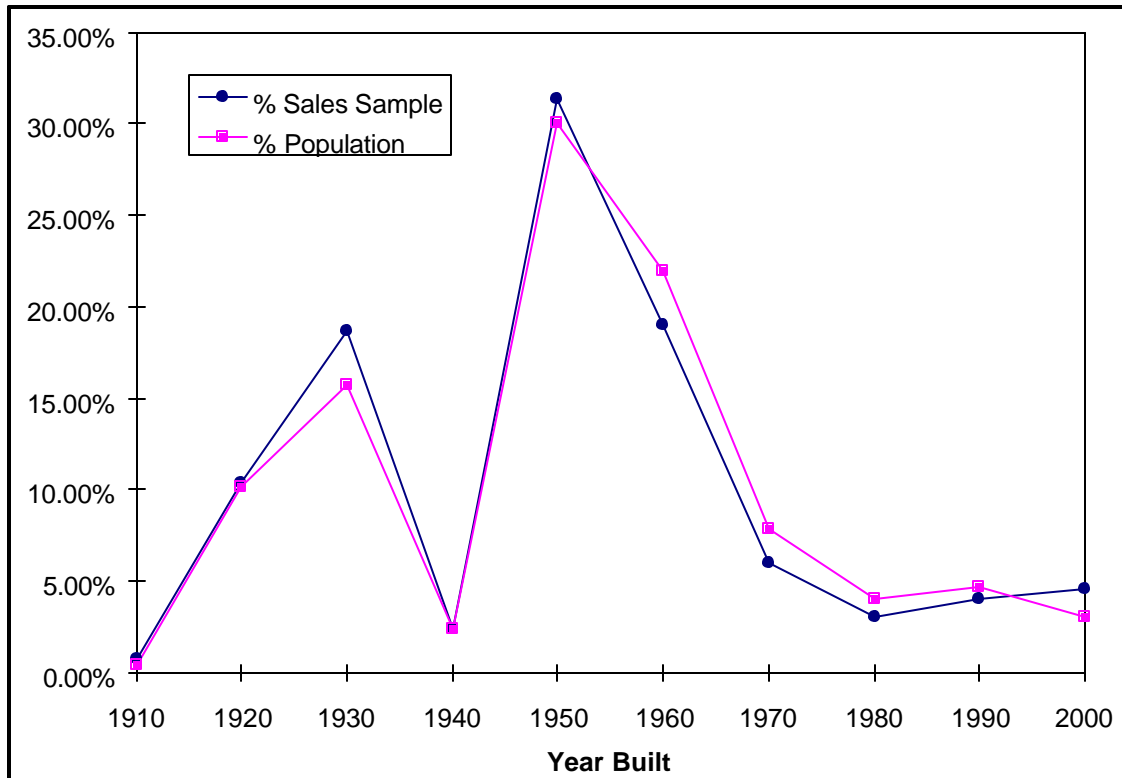
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2000 Assessment Roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	4	0.72%
1920	57	10.33%
1930	103	18.66%
1940	13	2.36%
1950	173	31.34%
1960	105	19.02%
1970	33	5.98%
1980	17	3.08%
1990	22	3.99%
2000	25	4.53%
	552	

Population		
Year Built	Frequency	% Population
1910	16	0.37%
1920	437	10.12%
1930	677	15.68%
1940	102	2.36%
1950	1297	30.04%
1960	948	21.96%
1970	337	7.81%
1980	174	4.03%
1990	200	4.63%
2000	129	2.99%
	4317	

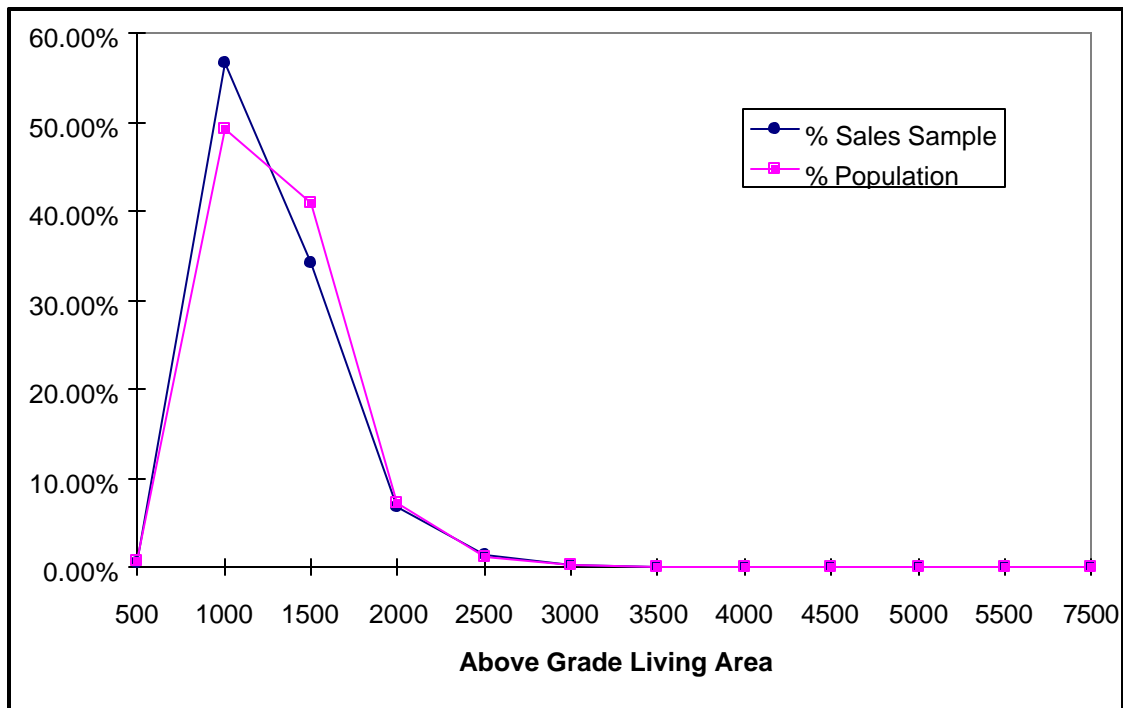


The sales sample adequately represents the population with regard to year built.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	3	0.54%
1000	313	56.70%
1500	189	34.24%
2000	38	6.88%
2500	8	1.45%
3000	1	0.18%
3500	0	0.00%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	552	

Population		
AGLA	Frequency	% Population
500	36	0.83%
1000	2123	49.18%
1500	1770	41.00%
2000	312	7.23%
2500	55	1.27%
3000	17	0.39%
3500	4	0.09%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	4317	

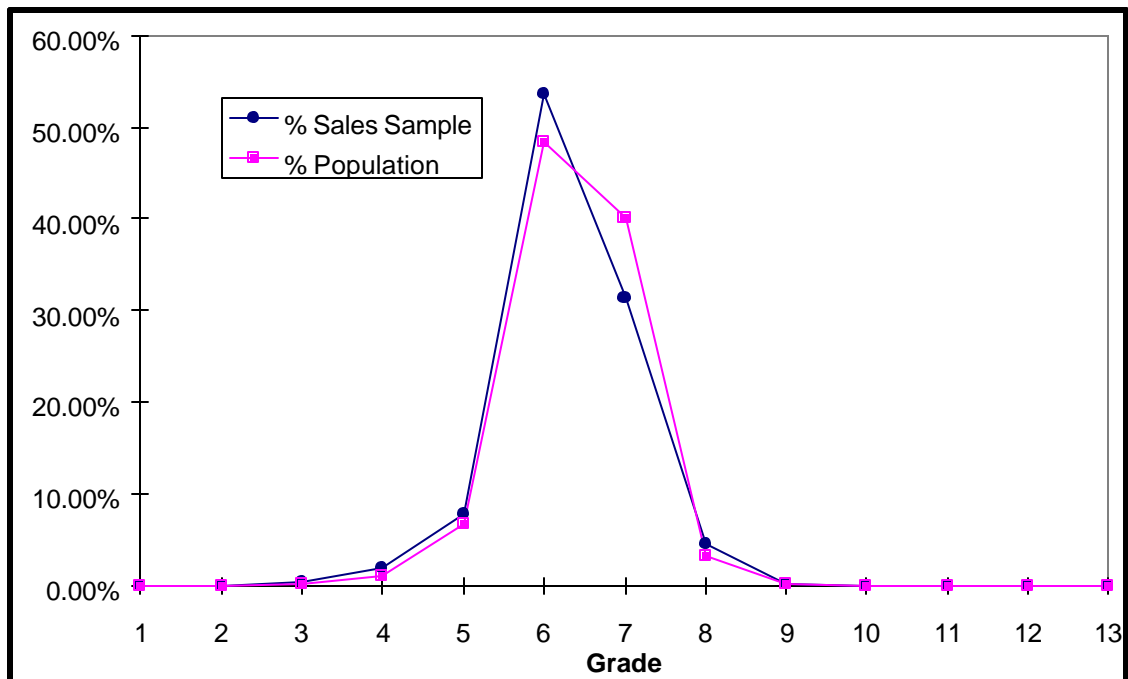


The sales sample adequately represents the population with regard to above grade living area.

Sales Sample Representation of Population - Grade

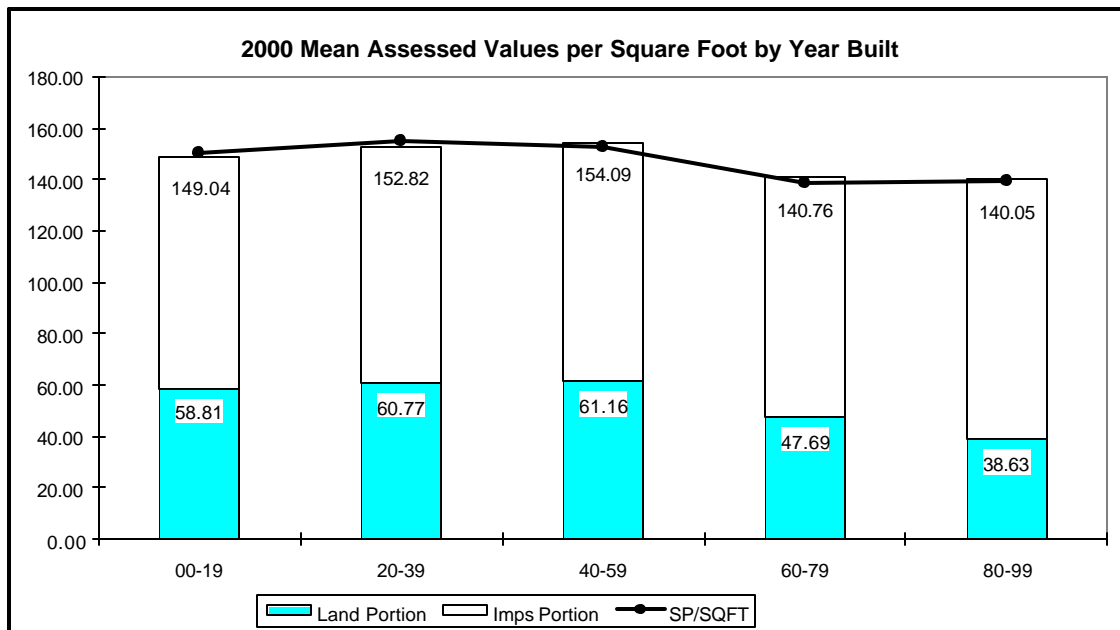
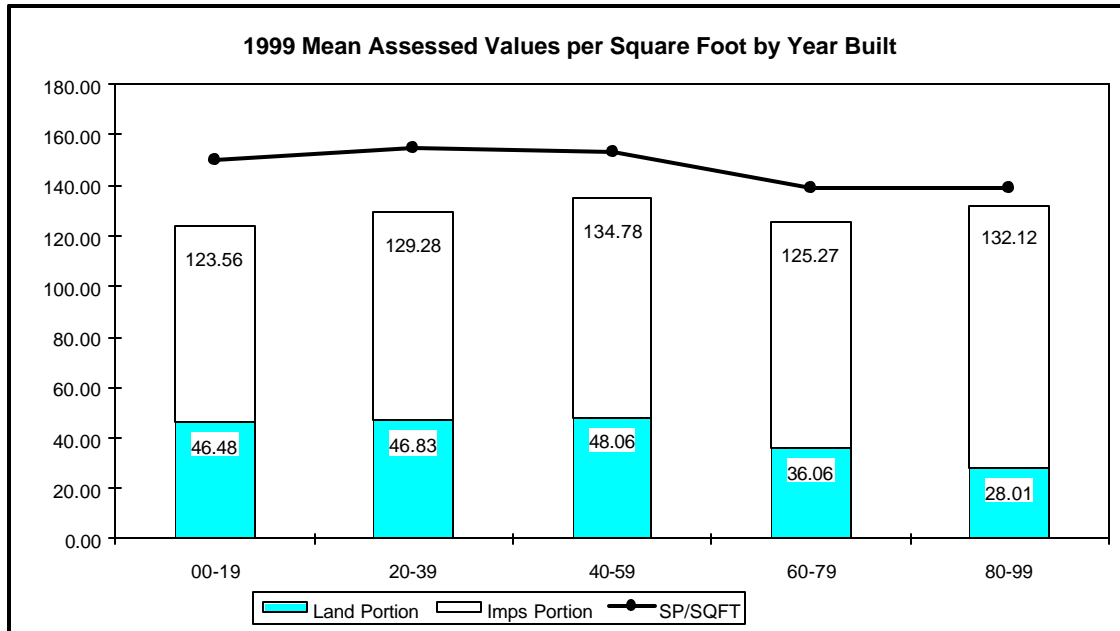
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	2	0.36%
4	11	1.99%
5	43	7.79%
6	296	53.62%
7	173	31.34%
8	26	4.71%
9	1	0.18%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
552		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	7	0.16%
4	47	1.09%
5	290	6.72%
6	2084	48.27%
7	1731	40.10%
8	146	3.38%
9	10	0.23%
10	2	0.05%
11	0	0.00%
12	0	0.00%
13	0	0.00%
4317		



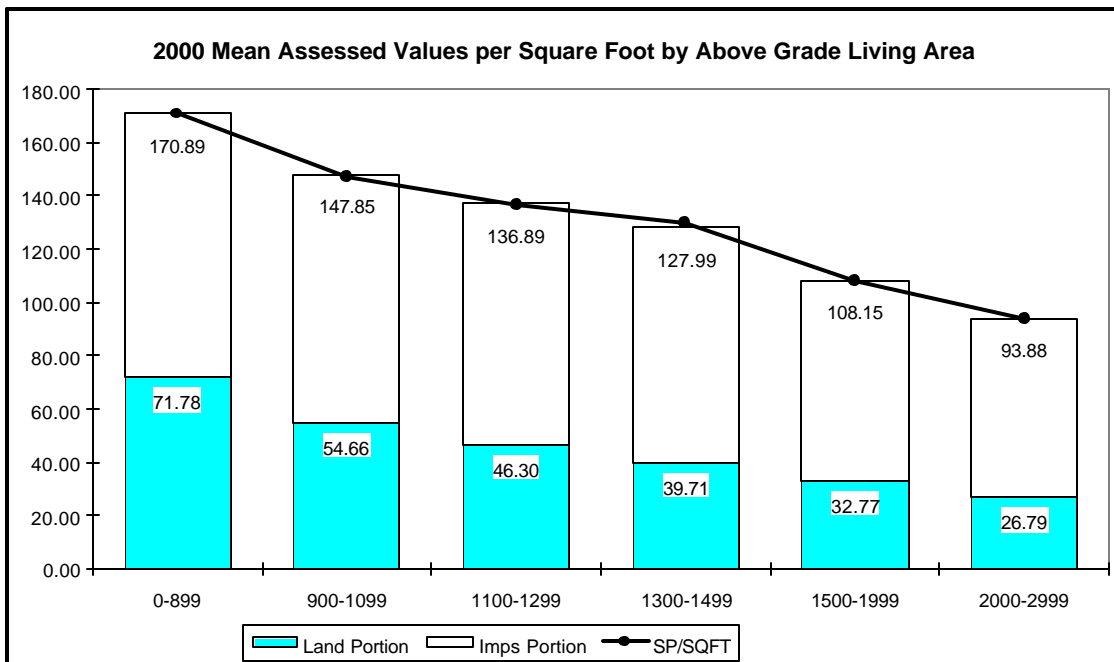
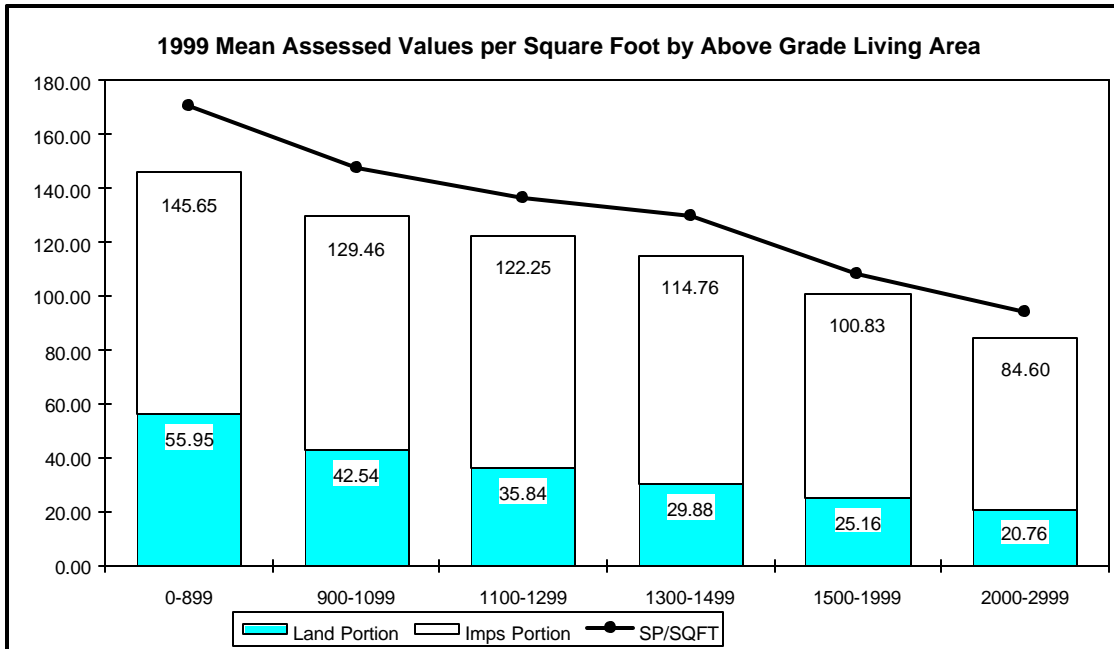
The sales sample adequately represents the population with regard to grade of house.

Comparison of 1999 and 2000 Per Square Foot Values by Year Built



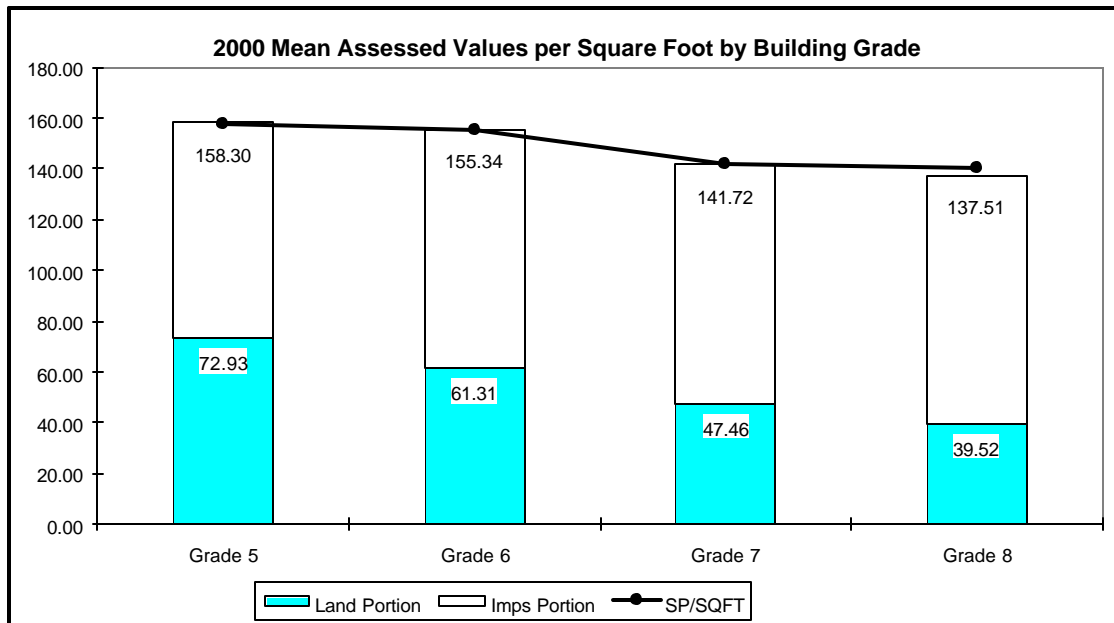
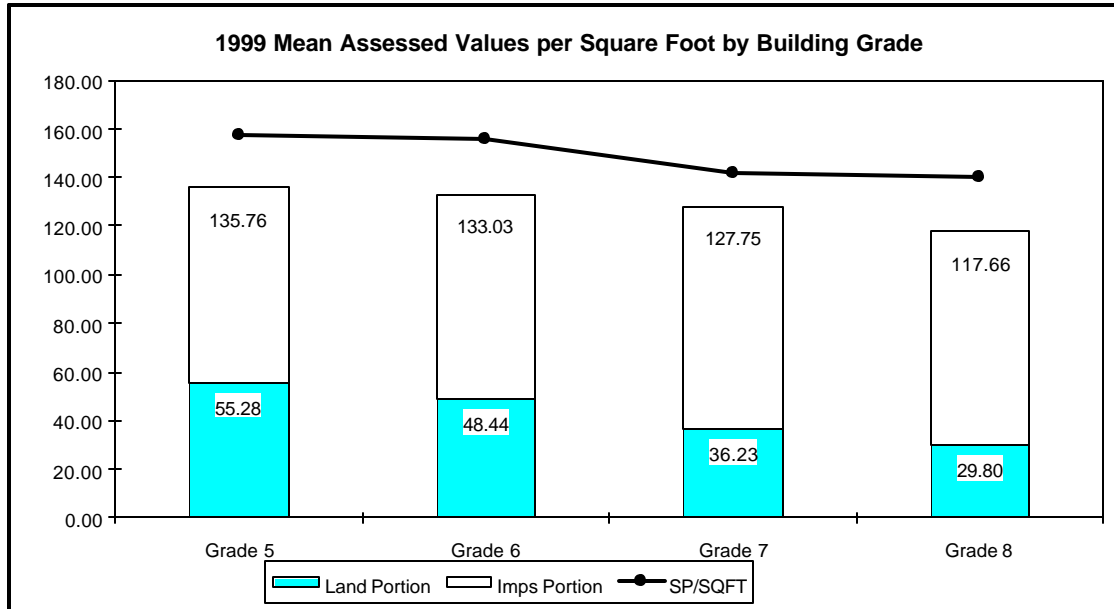
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 1999 and 2000 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 1999 and 2000 Per Square Foot Values by Grade



These charts show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.